

PROVINCE CENTER HOMEOWNERS ASSOCIATION
COMMUNITY-WIDE STANDARDS
UPDATED—EFFECTIVE April 20, 2023

Province Center is a community of distinct neighborhoods (also referred to as *Filings*) within a network of parkways and greenbelts connecting to centrally located schools, parks, and neighborhood commercial centers.

These Community-wide Standards have been adopted to give direction to Owners in preparing plans and designs that reinforce the appearance of high-quality neighborhoods within the planned Filings. These Community-wide Standards apply to modifications, additions, and alterations made on or to existing improvements, Residential Units, or structures containing Residential Units and the open space.

Additionally, due to unique characteristics on individual Lots and/or groups of Lots, certain additional special requirements, relating to house design, site planning, landscaping, fencing, or any other facet of modification, addition, or alteration, may be imposed by the Architectural Review Committee (also referred to as ARC) during the review process.

These Community-wide Standards are intended to provide the framework for design and development standards, based upon which the Owner, Contractor, and the Architectural Review Committee will be able to make informed decisions related to all exterior design elements within Province Center. **UNLESS OTHERWISE SPECIFICALLY STATED, DRAWINGS OR PLANS FOR A PROPOSED IMPROVEMENT MUST BE SUBMITTED TO THE ARCHITECTURAL REVIEW COMMITTEE AND THE WRITTEN APPROVAL OF THE ARCHITECTURAL REVIEW COMMITTEE MUST BE OBTAINED BEFORE THE IMPROVEMENTS ARE MADE.**

These Community-wide Standards contain both rules and informational direction. Where the terms “shall” or “shall not” are used in a statement, the statement constitutes a binding rule. Where the terms “preferred” or the phrase “the ARC may permit” are used in a statement, the statement constitutes informational direction provided for the guidance and convenience of Owners and Contractors, and shall not create any duty for the ARC to approve or permit the design elements referred to in such statement, nor shall any Owner or Contractor rely in any manner upon the ARC’s potential approval of such design element, the approval of which shall remain within the ARC’s sole discretion.

Where the provisions of applicable Douglas County Standards are more restrictive than the provisions of these Community-wide Standards, the Douglas County Standards shall be controlling. No variance from the Douglas County Standards may be requested unless the prior written approval of the ARC has been first obtained. ARC approval does not supersede Douglas County requirements.

Accuracy of Information. Any person submitting plans to the ARC shall be responsible for verification and accuracy of all components of such submission, including, without limitation, all site dimensions, grades, elevations, utility locations, and other pertinent features of the site plans.

Appeals. Within thirty (30) business days after notice of an ARC decision has been mailed, the Owner may file with the management company, or in their absence, the Secretary of the ARC, a written request that the ARC reconsider such decision. Any such request for reconsideration shall include a statement of the basis for such request and technical design information supporting such request. The ARC may require additional information in connection with any request for reconsideration. The Owner’s written request for reconsideration may include a request to personally address the ARC at its next scheduled meeting. All reconsideration will be reviewed on a case-by-case basis, and the granting of a request for reconsideration with respect to one matter does not imply or warrant that a similar request will be granted with respect to any other matter. Each case will be reviewed on its own design merits, and in light of the overall objectives of these Community-wide Standards.

Application for Review. Application for ARC review is attached as Appendix A, and additional copies of such applications and information regarding design review procedures can be obtained from the

Association's management company or the community's website at www.provincecenterhoa.com. All applications for approval of a modification, addition, or alteration and other related materials must be submitted to the Association's management company on behalf of the ARC before work commences.

Authority and Enforcement. The Board of Directors has adopted these Community-wide Standards of the Architectural Review Committee of the Association pursuant to Article V of the Declaration. The provisions for enforcement of the Declaration set forth in Article V of the Declaration shall apply to the enforcement of these Community-wide Standards in addition to any other available remedies.

Conflicts with the Declaration of Covenants, Conditions, and Restrictions. In the event of a conflict between these Community-wide Standards and the terms of the Declaration, the Declaration shall prevail.

Final Approval. In the event the ARC fails to approve or disapprove such plans or to request additional information reasonably required within forty-five (45) days after acknowledgment of the submission by the ARC, the plans shall be deemed approved. Deviation from the approved plans is prohibited, unless such proposed deviation has been submitted to the ARC and has been expressly approved by the ARC. The ARC may at its discretion, during a design review session, assist the Owner by suggesting alternative design solutions; however, such suggestions shall not necessarily constitute an approved design solution and the ARC shall not have responsibility for ensuring, or making any determination regarding, compliance of such suggested design solutions with applicable governmental regulations and other requirements.

Architectural Review Committee. The Architectural Review Committee (ARC) shall consist of members as the Board of Directors may designate. The members of the ARC shall be appointed by the Board of Directors and the regular term of office for each member shall be one year. Any such member may be removed with or without cause by the Board of Directors at any time by written notice. A successor appointed to fill any vacancy on the ARC shall serve the remainder of the term of the former member.

The ARC shall promulgate detailed standards and procedures governing its area of responsibility and practice. In addition, the ARC will approve or disapprove requests for architectural modifications. Such architectural requests shall include: plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alterations to improvements upon all or any portion of the Properties, other than Property while owned by a county or other political subdivision of the State of Colorado, shall be submitted to the ARC for approval with regard to quality of workmanship, design, and harmony of external design with existing structures, and with regard to location in relation to surrounding structures, topography, and finish-grade elevation. No permission or approval shall be required to repaint in accordance with an originally approved color scheme, or to rebuild in accordance with originally approved plans and specifications that continue to meet these guidelines and current Plan Development. Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of his/her residence, or to paint the interior of his/her residence any color desired. In the event the ARC fails to approve or to disapprove such plans or to request additional information reasonably required within forty-five (45) days after submission, the plans shall be deemed approved.

Non-Liability of the ARC. The Architectural Review Committee and the members thereof, as well as any representative of the ARC appointed to act on its behalf, shall not be liable in damages to any person submitting requests for approval or to any Unit Owner by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove in regard to any matter within its jurisdiction hereunder.

Unit Owner's Responsibility. In accordance with any additional Declaration and subsequent amendments to the Declaration which may be filed on portions of the Properties and in accordance with the Declaration, all maintenance of the Residential Unit Lot and all structures, parking areas, and other improvements thereon shall be the sole responsibility of the Owner thereof, who shall maintain said Property in a manner consistent with the Community-wide Standards of Province Center and the applicable covenants, provided that if this work is not properly performed by the Owner, the Association may, at its sole option, perform it and assess the Owner; provided, however, whenever entry is not

required in an emergency situation, the Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry.

Regulatory Compliance. It is the responsibility of the Owner and Contractor to obtain all necessary permits and to ensure compliance with all applicable governmental regulations and other requirements. Plans submitted for ARC review shall comply with all applicable building codes, zoning regulations, and the requirements of all governmental entities having jurisdiction over the Building Project or Property within Province Center. Regulatory approvals do not pre-empt the design review authority of the ARC, and ARC approval does not incorporate any governmental approvals. Governmental approvals shall be the sole responsibility of the Owner and Contractor.

Residential Unit. "Unit" means each platted lot shown upon any recorded subdivision map of the real property described which may be re-subdivided or re-platted from time to time, or any other real property as may hereafter be brought within the jurisdiction of the Association, with the exception of the Common Elements and any publicly dedicated property.

Use Restrictions. The Properties, other than any portion of the Properties while owned by a county or other political subdivision of the State of Colorado, shall be used only for residential, recreational, and related purposes as may more particularly be set forth in these Community-wide Standards, amendments thereto or subsequently recorded declarations creating residential associations subject to the Declaration. The Association, acting through the Board of Directors, shall have standing and the power to enforce use restrictions contained in any such declaration as if such provision were a regulation of the Association. The Association, acting through its Board of Directors, shall have authority to make and to enforce standards and restrictions governing the use of Residential Units and the Common Area, including the imposition of reasonable user fees. Land use standards constituting the initial restrictions and standards are explained in the Declaration. These standards shall not apply to any portion of the Properties while owned by a county or other political subdivision of the State of Colorado. These standards are independently amendable in accordance with the Declaration and such amendment shall neither constitute nor require an amendment of these Community-wide Standards. The Board of Directors of Province Center Homeowners Association, Inc. may from time to time promulgate use restrictions governing the use of Lots and Association Common Areas. Each builder should review any such use restrictions to ensure that Lot improvements are in compliance with such use restrictions.

Who is subject to the procedures set forth in these Community-wide Standards? Any Owner and her/his Contractor desiring to undertake any modification, addition, or alteration within the boundaries of Province Center is responsible for complying with the provisions of these Community-wide Standards and initiating the reviews and obtaining the approvals required by these Community-wide Standards before any such modification is undertaken. Each application will be reviewed on an individual basis.

Accessory Buildings. ARC approval is required and will be based upon quality of workmanship, design, and harmony of external design with existing structures, location in relation to surrounding structures, Plan Development Setbacks, topography, size and finish grade elevations measured in part by the following standards:

- A. Must be complementary architectural style and the same color(s) as of the residence.
- B. Maximum sizes will be 80 square feet and not exceed 12 feet in height including skids, foundation and/or concrete slab.
- C. Must be screened from view of the street by a fence, shrubs, trees, and/or plants. Amount, size, and location of vegetation will be at ARC's discretion.
- D. Should be located in the side yard whenever possible. If this is not possible, the structure should be located next to the Owner's house or in a location least visible by neighbors and/or that minimizes the impact on neighbors.
- E. Roof should be of the same or complementary as the existing roof on residence.
- F. Materials other than wood, Masonite, or that resemble the home will generally be discouraged.
- G. One (1) accessory building per lot.

Additions/Expansions or Reconstruction. ARC approval is required. Additions, expansions, or reconstruction to the home will require submission of detailed plans and specifications along with appropriate building permits.

Advertising. See Signs.

Air Conditioning Equipment and Units. ARC approval is required for new installations. ARC approval is not required to replace existing air conditioning equipment. Air conditioning equipment should be installed in the side yard and should be installed in such a way that noise to adjacent property be minimized.. Air conditioning units extended from windows or protruding from roofs are not permitted, unless such installation is being made for energy-efficient measures as may be further defined by State or Federal regulations.

Alternative Energy Systems. ARC approval is required for any other alternative energy system. Installations being made for energy-efficient measures may be further defined by State or Federal regulations.

Antenna. No exterior radio antenna, television antenna, or other antenna may be erected in residential portions of Province Center unless entirely enclosed within a portion of an individual building constituting part of a residential Unit. Notwithstanding any local or federal law, all exterior installations must first be approved by the ARC.

Arbors. See Gazebos.

Awnings. ARC approval is required. Awnings may only be installed on the rear of a home. All awning material must be complementary in color to either the trim or body color of the home. A material swatch of the awning must be provided along with an identification of the color on the home (body or trim) that is being matched.

Balconies. See Decks.

Basketball Backboards. Garage-mounted backboards are not permitted. All other locations for installation must first be approved by the ARC. Portable basketball hoops and pole-mounted backboard and support structures shall be allowed and do not require ARC approval provided they meet the following guidelines: 1) they are not placed on any public sidewalk, street, or right of way; 2) location must be at least half of the length of the driveway away from the street or stored out of sight when not in use.

Beehive Units: ARC approval shall be required in all cases. If you own a lot in the Province Center Community that is at least 5,000 square feet, you may maintain one colony, with the hive located in the rear yard only, at least ten feet (10') from your property line. Remember to "bee" a good neighbor. Beekeeping is a fascinating hobby. Besides the benefit of producing honey, bees are terrific garden pollinators and beneficial for our environment. **If you are interested in becoming a beekeeper, here are some tips and/or requirements:**

- "Bee" educated. Beekeeping is complex and requires a significant investment in money and time.
- ***If you do wish to move forward with bringing a beehive to your lot, you must complete a class and show proof of such to be submitted along with your modification request. You will find a listing of classes on the Beekeeper's Association website located at <https://coloradobeekeepers.org/education/beekeeping-classes/>. Click on resources, then education.***
- Read a book or two about beekeeping.
- Watch online videos on beekeeping.
- Attend local beekeepers club meetings for education and to find a beekeeper mentor. Most beekeepers are passionate about their craft and are willing to share their experience. There are two clubs in Douglas County: the South East Beekeepers that meets in the Pinery, and the High

Land Bee Club that meets in Highlands Ranch. Consult [Colorado Beekeepers](#), "events" to view a posting of club meetings.

It shall be unlawful and deemed a nuisance for any person to possess, harbor, or maintain a bee colony on any lot within the Association that is not in compliance with this guideline, including but not limited to any colony that is not contained within a hive structure intended for beekeeping, or any swarm of bees or any colony contained within a hive structure which by virtue of its poor condition appears to be abandoned.

Definitions. As used in this document, unless the context clearly indicates otherwise:

- “Apiary”: A place where one or more beehives are kept.
- “Bee” means the adult stage of the common domestic honeybee, *Apis mellifera* species.
- “Beekeeper” means any person who owns or maintains a bee colony.
- “Colony” means a hive and its equipment and appurtenances, including bees, combs, honey, pollen, and brood.
- “Comb” means all materials which are normally deposited into hives by bees; it does not include extracted honey or the royal jelly, trapped pollen, and processed beeswax.
- “Hive” means a structure intended for the housing of one bee colony.
- “Lot” means a tract, plot, or portion of a subdivision or other parcel of land held in single ownership and not divided by a public street.

Bees. (a) It shall be unlawful for any person to possess, harbor, keep, maintain or permit a colony within the Community, except as provided by this Section; (b) Maximum colonies permitted per Residential Lot of 5,000-square-foot or greater per lot, is one (1) colony; (c) Minimum setback: A hive shall be set back a minimum of ten feet (10’) from any property line and shall not be located in the front or side yard; (d) Hives: The colony shall be kept in hives with moveable combs or frames, which shall be kept in sound and usable condition; (e) Water: The beekeeper authorized by the Property Owner or Occupant of the Lot that contains a hive shall provide a convenient source of water on the Lot that is available at all times for the bees to prevent the bees from congregating at swimming pools, outdoor faucets, pet water bowls, birdbaths, or other water sources where bees may come into contact with humans, birds, or domestic pets; (f) Queens: In any instance in which a colony exhibits unusually aggressive characteristics by stinging or attempting to sting without due provocation or exhibits an unusual disposition towards swarming, it shall be the duty of the beekeeper authorized by the Property Owner or Occupant of the Lot that contains the colony to re-queen the colony. Queens shall be selected from stock bred for gentleness and non-swarming characteristics; and (g) It shall be unlawful for any person to possess, harbor, keep, maintain, or permit Africanized bees in the Community.

Birdbaths/Fountains. See Statues.

Bird Houses and Bird Feeders. ARC approval is not required if limited to one 1-foot by 2-foot feeder (height not to exceed six (6) feet) and if no more than one in number is installed on any lot. A birdhouse or birdfeeder which is mounted on a pole may only be installed in the backyard. Birdhouses or birdfeeders may not be placed closer than six (6) feet from an adjoining lot or common area.

Cable TV and Telephone Wiring/External Wiring. Cable lines or other external wiring running from the cable box to the home must be properly buried. Cable lines running on the siding of the home must be properly hidden and/or painted to match the existing color(s) of the home so as not to be visible from the street or neighboring Properties.

Carports. Are not permitted.

Chimineas/Smokers, Fire Pits/Outdoor Fireplaces etc. ARC approval is required for all permanent installations. In all cases, chimineas and smokers must not create an unreasonable amount of smoke for adjoining Property Owners. All applicable governmental jurisdictional fire/smoke bans must be adhered to in all cases.

Circular Drives. See Driveways.

Clothes Lines (Retractable) and Hangers. ARC approval is not required provided a retractable clothesline is installed and is retracted when not in use. Clothes drying or hanging must be removed by dusk each day.

Construction Trash Containers (Construction Rubbish Bins, Roll-off Dumpsters, Storage Pods, and Port-a-Potties). Construction trash containers of five cubic yards or more may be used during construction projects inside or outside of the home for a period of thirty (30) days without the Association's approval. Prior to the delivery of your container, notice needs to be provided to the management company with your proposed timeframe that the container will be in front of your home. Any homeowner having a project requiring a construction trash container for a period exceeding thirty (30) days shall complete an ARC request form, explaining the need for the extended period. The trash container must be placed in the homeowner's driveway, unless first submitted and approved in advance for an alternate location. All trash must be placed in trash containers. Storage pods or containers used for move-in or move-out, or for general storage, are subject to the same restrictions as Construction Trash Containers.

Decks. ARC approval is required for new construction or existing structure re-design. The deck must be constructed of material that would be considered similar to the material of the residence or maintenance-free-type decking products as approved by the ARC and be located so as not to obstruct or greatly diminish the view or create an unreasonable level of noise for adjacent Property Owners. Decks must be constructed with a pre-finish, stained or painted in a color that is complementary to match the body or trim color of the home if the deck is visible from the street, open parkways, or exceeds the height of the lowest portion of the fence on the Property. Maintenance-free type decking products may be used provided that the decking material is consistent throughout the front, side, or rear elevation of a building. Homeowners are reminded that as with wood, some types of maintenance-free decking products may also require periodic maintenance for proper care and to retain the product's aesthetic conformity, including, but not limited to, fading, warping, etc. Decking that extends no greater than thirty (30") inches directly above the grade of the structure may utilize a lattice skirting provided the skirting is made of the same material as the deck, minimum (3/8") inches thick boards and stained or painted to match the remaining portion of the deck. Decks may not be more than 25% of the entire rear Lot of the home. Construction shall not occur over easements beyond the side plane of the home and must meet all set back requirements of the Plan Development. The applicant may also be required to plant vegetation for additional screening purposes.

Dog Runs/Houses/Pens. ARC approval is required. Must be located in rear or side yard behind the fence, abutting the home, and be substantially screened from view, provided it is limited in size to 200 square feet, is no more than five feet high and is constructed of chain link or wire mesh with wood or metal posts. Dog Runs must be fenced from view and positioned to be as unobtrusive to all neighbors as possible. In all cases Dog Runs/Pens must be cleaned at least once every forty-eight (48) hours to not allowed accumulation of animal feces to occur and/or create unnecessary odor to an adjacent property.

Doors. ARC approval is not required for the replacement or repainting of existing main entrance door(s) to a home or an accessory building if the material matches existing doors on the house.

- A. Storm/Screen/Security Doors. ARC approval is not required for glass storm doors. Colors to be utilized should be white or the body or trim color of the home. Homeowners wishing to utilize a different design storm/screen door or color must first obtain approval from the ARC.
- B. Security Windows. All security or security-type windows must be approved by the ARC prior to installation.

Drainage. Drainage shall conform to the Covenants, Conditions, and Restrictions of the community and shall comply with all other applicable regulations, including but not limited to any County regulations and

all applicable FHA and VA regulations. The proper drainage of the Lot is the responsibility of the Owner and should not be altered from the original grading completed by the builder. Any landscape modifications must not alter the drainage of the adjoining Lot.

Driveways. ARC approval is required for the extension or expansion of driveways. Any approved driveway expansion shall not be intended to promote or facilitate the parking or storage of any vehicle on the driveway expansion or side yard.

Evaporative Coolers. See Air Conditioning Equipment and Swamp Coolers.

Excavation. No excavation shall be made except in connection with construction approved as provided in the Declaration. For the purposes of this Section, “excavation” shall mean any disturbance of the surface of the land (except to the extent reasonably necessary for approved landscape planting, or for repair of existing underground utilities) which results in a removal of earth, rock, or other substance a depth of more than 18 inches below the natural surface of the land.

Exterior Lighting. See Lights and Lighting.

Fencing Guidelines. Fence design and/or retaining walls may not be changed, altered, permanently removed, or painted without ARC approval. No permanent fixture or decoration may be hung over the fences. Lot Owner’s fence must be maintained so the fence doesn’t appear weathered or grey. The Owner may want to consider either power-washing these sections of fence and applying a “cleaner/brightener” before applying a finish.

- A. The community stain is #150822541441 and called Provence Center at Home Depot or Provence Center at Ace Hardware. ARC requests must include a sample of the stain color for review and final approval if you are not using this stain or a clear or natural wood color.
- B. Replacement of fencing visible from the street with composite materials, such as Trex, require ARC approval which includes a sample of the color.
- C. Any request for replacement of the split-rail fence facing open areas with a full 6' cedar fence will require ARC approval.
- D. Split-rail fences to be installed along the side length of the home between neighboring Lots, attaching to the rear fence, will require written approval of the one or two adjacent homeowners sharing such fence and will require ARC approval.
- E. Front-facing fences (between homes facing the street) must be the full 6' cedar fence with a gate on one side to conform to all homes within Provence Center.
- F. Front yard fencing may be considered for limited situations provided the area desired for installation is not to be completely enclosed.

Flags, Flagpoles and Signs. An owner or occupant of real estate within the Community may display a flag on the property, including but not limited to the American flag, service flag, or other flag pursuant to Colorado Revised Statute, §38-33.3-106.5(1)(a) provided: Display of the American flag must be consistent with the Federal Flag Code. The size of the American flag on display shall not exceed three (3) feet x five (5) feet. The size of any other flags on display shall not exceed three (3) feet x five (5) feet.

A flag may be displayed on the first level of the Owner’s Residence provided the flag complies with the remainder of the Association’s flag rule. A flag may also be displayed on an attached flagpole not exceeding one inch in diameter, and six (6) feet in length. Attached flagpoles are subject to written approval by the Association prior to installation. Free standing flagpoles are prohibited. No more than one attached flagpole per Lot may be installed. Only one flag at a time may be displayed on the flagpole attached to the Owner’s Lot.

In the event the display of the American Flag or other flag will: (1) exceed the dimensions set forth above; (2) be displayed on a flagpole exceeding one inch in diameter and/or six feet in length; or (3) be displayed in an alternative location; the Owner will be required to submit written detailed plans, specifications, and location of the proposed flagpole and obtain prior written approval prior to placement of the flag or flagpole on property within the Community.

In addition to the right of an owner or occupant to display a flag as set forth above, the owner or occupant may display signs on the property including, but not limited to one political sign for candidates seeking a contested political office, one sign for contested ballot issues, one security sign, one neighborhood watch sign, and one other sign pursuant to Colorado Revised Statute, §38-33.3-106.5(1)(c) provided: Display of political signs are restricted to no sooner than forty-five (45) days before the election, and no later than five (5) days after the election. Display of other signs is limited to one sign per Lot, not to exceed six square feet in area.

Display of signs attached to the Residence is prohibited, signs must be temporary, and must be confined to the Owner's/Occupant's Lot, and subject to any set-back reflected on the Plat Map or Site Plan for the Community. In the event the display of any sign will exceed the dimensions or number of signs set forth above, the Owner will be required to submit written plans, specifications, and location of the proposed signs and obtain written approval prior to placement of the sign(s) on property within the Community. Neither flags, nor signs, governed by this policy shall be prohibited or regulated based on the subject matter, message, or content. However, flags or signs bearing commercial messages or inappropriate language require approval.

Garbage Containers and Storage Areas. See Trash Containers and Enclosures.

Gardens—Flower. ARC approval is not required if no more than 100 square feet of the front or rear yard is created as a flower garden. All flower gardens must be weeded, cared for, and carefully maintained. Flowers should not exceed three (3) feet in height unless approved by the ARC.

Gardens—Vegetable. ARC approval is not required if no more than 100 square feet of the rear yard is utilized and the plants in the garden do not exceed the height of the rear yard fence at its lowest point. Must be located in the rear or side yard and screened or substantially screened from view of adjacent homeowners and the street. Vegetable gardens are not allowed in the front of a home or a side yard that is not enclosed by a fence.

Gazebos/Arbors/Pergolas. ARC approval is required. Must be an integral part of the landscape plan. Must not obstruct a neighboring property owner's view corridor. Wooden structures must be similar in material and design to the residence, and either natural wood painted the same as the body or trim color of the residence and must comply with all existing setback requirements. Roof material must match that of house, if applicable.

Grading and Grade Changes. See Drainage.

Greenhouses/Greenhouse Windows. ARC approval is required.

Hot Tubs. ARC approval is required. Location must be in a rear or side yard and should not create an unreasonable level of noise for nearby property owners.

Irrigation Systems. Underground manual or automatic irrigation systems do not require approval of the ARC.

Jacuzzis. See Hot Tubs.

Kennels. See Dog Runs.

Landscaping. ARC approval is required. The Architectural Review Committee encourages the use of drought-tolerant plant materials for new installations or existing landscape changes, referred to as xeriscaping. As an alternative to traditional landscaping, xeriscaping is water conservation planning through creative landscaping. Please remember that xeriscaping requires as much or more maintenance as traditional landscaping through at least the first three (3) years. Included with these Community-wide Standards is a recommended plant list that you can utilize in your xeriscape plan. All xeriscape plans must incorporate the installation of a properly functioning irrigation system to help maintain the plantings.

If homeowners desire to limit the amount of sod/turf in their front, side or rear yards, no greater than seventy percent (70%) of either the front, side or back yards can be covered with non-living materials, unless you are utilizing artificial turf. The transition from traditional landscaped areas to either xeriscape or artificial turf must be taken into consideration with the plan, including lot boundaries of neighboring yards.

The most attractive xeriscapes, that do not incorporate artificial turf, will have a minimum seventy-five percent (75%) or more of non-living material areas covered with plants, typically shrubs and groundcover beds, after three years' growth. When utilizing artificial turf in your design plan, look at creating interest in the design, but outlining smaller areas of the yard with the artificial turf and incorporating bedded living plant material around the site.

Landscaping Trees: Front yards should, if space allows, have at least one tree or evergreen of the appropriate size and/or height as outlined under Landscaping Tree Specification. Deciduous trees planted in rear yards must be at least 5' from the property line. Conifer trees planted in rear yards must be at least 10' from the property line. Requests for trees to be planted closer to property lines will require written and signed approval from the adjacent homeowners and all plans must be submitted to ARC for approval.

Landscaping Trees and Shrubs:

SUGGESTED PLANT LIST

Water Consumption Estimates. The below-listed water requirement figures are applicable after the establishment period of about three years.

- * medium water = 1 inch/week
- ** low water = 1/2 inch/week
- *** very low water = 1/2 inch/every other week

TREES

Fraxinus americana 'Autumn Purple'
Gleditsia triacanthos 'Skyline'
Pinus cembroides var. edulis
Pinus nigra
Quercus robur

DROUGHT TOLERANCE

Skyline Honey locust **
Pinon Pine ***
Austrian Pine *
English Oak *

SHRUBS

Amelanchier 'Autumn Brilliance'
Amorpha canescens
Chamaebatiaria millefolium
Cytisus 'Moonlight'
Perovskia atriplicifolia
Physocarpus opulifolius 'Dart's Gold'
Rhus trilobata
Rhus typhina 'Laciniata'
Ribes aureum
Rosa glauca
Rosa rugosa

Autumn Brilliance Serviceberry *
Great Plains Leadplant ***
Fernbush ***
Moonlight Broom ***
Russian Sage ***
Dart's Gold Ninebark *
Threeleaf Sumac ***
Cutleaf Sumac ***
Golden Currant **
Redleaf Rose *
Rugosa Rose **

PERENNIALS

Achillea hybrids
Agastache rupestris
Aquilegia chrysantha
Artemisia 'Powis Castle'
Artemisia stelleriana 'Silver Brocade'
Aster frikartii 'Monch'
Boltonia asteroides
Centranthus ruber 'Alba'
Diascia integerrima 'Coral Canyon'
Echinacea purpurea
Gaura lindheimeri
Geranium 'Patricia'
Helenium autumnale
Helenium 'Moerheim Beauty'
Heliopsis helianthoides 'Summer Sun'
Helianthus maximilianus
Macleaya microcarpa 'Kelway's Coral Plume'
Mahonia repens

Moonshine Yarrow **
Sunset Hyssop ***
Denver Gold Columbine **
Powis Castle Sage ***
Perennial Dusty Miller Sage ***
Monch Summer Aster **
Starflower *
White Jupiter's Beard ***
Coral Canyon Twinspur ***
Purple Coneflower **
Whirling Butterflies ***
Patricia Cranesbill *
Helen's Flower **
Moerheim Beauty Helen's Flower **
False Sunflower ***
Maxmillian Sunflower ***
Plume Poppy **
Creeping Oregon Grape Holly *

Monarda didyma 'Jacob Cline'	Bee Balm	*
Nepeta 'Dawn to Dusk'	Catmint	***
Penstemon barbatus	Scarlet Bugler Penstemon	*
Penstemon digitalis 'Huskers Red'	Red Leaf Penstemon	*
Penstemon palmeri	Palmer Penstemon	***
Penstemon pinifolius	Pine-Leaf Penstemon	***
Penstemon strictus	Rocky Mountain Penstemon	***
Petalostemon (Dalea) purpureum	Prairie Clover	***
Ratibida columnifera	Prairie Coneflower	***
Rudbeckia fulgida 'Goldstrum'	Goldsturm Black-eye Susan	*
Rudbeckia triloba	Three-Leaved Black-eyed Susan	*
Salvia nemorosa 'East Friesland'	East Friesland Sage	***
Salvia nemorosa 'May Night'	May Night Sage	**
Salvia verticillata 'Purple Rain'	Purple Rain Sage	***
Sedum 'Vera Jameson'	Mahogany Stonecrop	***
Tanacetum niveum	Snow Daisy	***
Verbascum phoeniceum	Purple Mullein	**
Zauschneria garrettii 'Orange Carpet'	Orange Carpet Zauschneria	***
Zinnia grandiflora	Rocky Mountain Zinnia	***
<u>ANNUALS (seeded)</u>		
Datura		***
Blue Flax		***
Sunflower spp.		***

ORNAMENTAL GRASSES

Calamagrostis arundinacea var. brachytricha; Calamagrostis arundinacea 'Karl Foerster'; Chasmanthium latifolium; Erianthus ravennae; Helictotrichon sempervirens; Miscanthus sinensis 'Little Nicky'; Miscanthus sinensis 'Silberfeder'; Panicum virgatum 'Prairie Sky'; Panicum virgatum 'Rotstrahlbusch'; Pennisetum alopecuroides 'Hameln'; Pennisetum alopecuroides 'Mowdry'; Schizachyrium scoparium

Latticework. Unless otherwise previously approved within this document, ARC approval is required for any type of trellis or latticework for all exterior use on the home or Lot. Lattice attached to any fencing may not be higher than the lowest point of the fence on the Lot.

Lights and Lighting. ARC approval is not required for ground-mounted, low-voltage exterior lighting not attached to the home, if in accordance with the following guidelines: Exterior lights must be conservative in design and be as small in size as is reasonably practical. Exterior lighting should be directed towards the house and be of low wattage to minimize glaring sources to neighbors and other homeowners. Lighting should not be directed towards neighbor's property. Lighting glare should not be visible from above the light source. Lighting for walkways generally should be directed toward the ground. Lighting fixtures should be dark colored to be less obtrusive.

ARC approval is required for all other types of exterior lighting, including but not limited to porch lights, carriage lights, string lights, spot or flood lights, and accent ambient lighting.

All wiring must be concealed and not be visible from any neighboring Lot/home or any public right-of-way. The color of the track installed to secure/hold the lights must match the color of the eave of the home the track is attached to.

Lighting—Seasonal (Holiday). ARC approval is not required for all generally recognized seasonal (Holiday) lighting decorations for any recognized Holidays as defined by the Federal Government, State of Colorado, or a religious organization. Holiday/seasonal lighting may be installed no more than thirty (30) days in advance of the actual holiday. Holiday lighting may stay up until January 30.

Painting. If you are painting your home with the same colors as originally built or previously approved, no ARC approval is required. For all other painting projects ARC approval is required and follows the below procedure

- The Association refers all painting applications to its outside consultant for review. The charges for the consultant are paid by the Association. The consultant will inspect the completion of the painting project to validate the approved colors. If the Owner is not in agreement with the

consultant's recommendation, the Owner may appeal the decision per the variance procedures of the community.

- Body and trim color selections for a submittal cannot be the same as Lot/homes adjacent or directly across the street from the applicant's home.
- Changing masonry on the exterior of the home, whether brick or stone, must be approved by the paint consultant.
- Use of alternative finishes such as stucco or elastomeric (rhino coating) will require approval from the consultant.

The paint selected should follow the below guidelines:

Light Reflectance Value (LRV)

- LRV is a guideline; a relative point of reference in predicting how light or dark a color will look and feel once it is on the surface. It is not a set standard by which to choose colors, but rather an indicator to help you make your best guess. Body paint should be above an LRV 20.

Satin — Slight gloss with cleanability. This finish works for all exterior surfaces:

- Body
- Trim
- Window frames
- Shutters
- Exterior Doors
- Decorative metal (lamp posts, metal trim)
- Functional metal (gutters, downspouts, railings)

Color Considerations

- Consider your neighbors' colors, so you complement or harmonize with your neighbors' colors.
- Consider the colors of your roof, brick, stone, or other architectural accents.
- Certain color schemes are better suited for certain architectural styles than others.
- Highlight interesting architectural details.
- Light colors will make your home seem larger, darker colors smaller.
- Dark/intense colors are more prone to fading and pose more maintenance problems such as absorbing more heat and moisture causing warping and are more difficult to touch up.

Patio, Pergola Covers. ARC approval is required. Must be constructed of wood or material generally recognized as complementary to the home and be natural or the same colors of the home. Free-standing patio covers may be permitted as well.

Patios — Enclosed. See Additions and Expansions.

Patio Furniture. ARC approval is not required for patio furniture located on the front or rear porch or designed patio deck of a home, provided it is displayed in a manner not to be construed as unsightly or having the appearance of being stored. ARC approval is required for all other locations visible from the street. Furniture in the front of the home is to be limited to a minimum number of items and must remain on the connecting porch of the house. Grills are not permitted on the front porch of the home. However decorative fire pits may be placed on the patio provided s they are operated per the standards listed above (See Chimineas). No extension or addition of a porch or patio shall be done without prior approval from the ARC (See Decks for details).

Patios — Open. ARC approval is required. Must be an integral part of the plan and must be located so as not to create an unreasonable level of noise for nearby Property Owners. Must conform to standard development setbacks. See Arbors, Gazebos, Patio, Pergola Covers.

Paving. ARC approval is required regardless of whether for walks, driveways, patio areas, or other purposes and regardless of the product used, which may include, but is not limited to concrete, asphalt,

brick, flagstones, steppingstones, or pre-cast patterned or exposed aggregate concrete pavers used as the paving material.

Pipes. See Utility Equipment.

Play and Sports Equipment and Tree Swings. See Basketball Backboards and Trampolines. ARC approval is required for all front-yard tree swings. Front yard tree swings, if approved, will be allowed up during the months of April-November of each year, and must be removed during the months of December-March. Approval will be based upon, but not limited to the following criteria:

ARC approval is required for permanent fixtures. It does not require approval if it is:

- Movable.
- Screened by a fence.
- Located as close to the home as possible.
- Does not unreasonably obstruct adjacent neighbor's corridor views.
- Use of the equipment does not create an unreasonable level of noise for neighbors.

Permanent structures require approval. Such approval will be based upon:

- Height of the structure at its highest point may not exceed twelve (12) feet. The size and location of the play structure for approval will be based upon the overall size and dimensions of the Lot and the impact on the adjacent neighbors.
- Shrubs and/or trees equal to 3/4 the height of the play structure at planting may be required for screening purposes. Amount, size, and location of vegetation will be at ARC's discretion.

Playhouses. ARC approval is required. Must be an integral part of the landscape plan. Must not obstruct a neighboring Property Owner's view. Must be similar in material and design to the residence and painted or stained the body or trim color of the Residence and must comply with all existing setback requirements. Roof material must match that of the Residence, if applicable. Height of the playhouse should not exceed the height of the fence on the Lot at its lowest point, unless otherwise approved by the Architectural Review Committee. The structure cannot exceed 24 square feet of floor space.

Poles. See Flagpoles, Utility Equipment, Basketball Backboards, etc.

Pools. ARC approval is required. No permanent swimming pools shall be installed above ground. Pumps and related equipment shall be concealed so as not to be visible from neighboring Properties and streets and not create an unreasonable amount of noise to the adjacent Property Owners.

Radio Antenna. See Antenna.

Rock/Mulch Landscape Bed, Sidewalk/Driveways/Curb, and Gutter Maintenance. All landscaped rock/mulch and bed planting areas along with all sidewalks, driveways and curb and gutters on or directly adjacent to a Lot/home must be kept weed-free at all times and all rock and/or mulch must be evenly spread in the bed so that any landscape weed barrier material or soil is not exposed.

Roofing. ARC approval is not required for re-roofing with the same material and color as originally installed, or previously approved on the home or accessory structure. ARC approval is required for all changes to an alternate roofing material, if not originally installed on a home either attached or detached or an accessory structure and must maintain an appearance that is similar to the surrounding homes. Homeowners wishing to change the roofing materials or color of the roof on their homes must first submit an application to the Architectural Review Committee.

Satellite Dish/Antenna.

NOTE: ARC approval of a satellite dish is in no way to be construed as a representation, guarantee, warranty, etc. by the ARC and/or Province Center Homeowners Association, Inc. that reception signals will be adequate or will remain undisturbed by vegetation or improvements to be located on surrounding Properties.

Only two satellite dishes/antenna may be installed on a residential lot subject to the following conditions:

- The satellite dishes/antenna are one meter or less in diameter.
- To the extent feasible, the satellite dish/antenna should be placed in the rear or side yard in such a manner that it is screened from adjacent street(s) and neighboring Properties.
- The satellite dishes/antenna should be installed at the lowest possible placement, utilizing ground level sighting (unless a signal is unattainable).
- The dish/antenna may be required to be painted to match the surrounding environment or screened with a reasonable number of plantings to minimize its visual impact to surrounding areas.

Saunas. ARC approval is required.

Screen Doors. See Doors.

Seasonal Holiday Decorations. See Lighting

Security Window Bars. ARC approval is required. Suggested guidelines for application are: mount inside the home and match the existing muntin bar design, if any, in the glass. All bars must match the existing window frame color.

Setbacks:

Building Setbacks. The following Building Setback requirements shall be complied with:

- 20' from a front-yard line,
- 20' from a rear-yard line,
- 5' from an interior side-yard line; and
- 15' from a street side-yard line on a corner Lot.

Additionally, Building Setbacks shall be in accordance with the requirements of Douglas County and any utility, drainage, or other easements which may be applicable to a particular Lot and which may be more restrictive than the Building Setback Requirements otherwise set forth in this Section. No variance from Douglas County requirements, or requirements relating to any easement, may be requested unless the prior written approval of the ARC has been obtained.

Setback Encroachments. Unless the prior written approval of the ARC has been obtained, cornices, canopies, chimneys, bay windows, or other projections above the foundation of any structure constructed on a Lot in Province Center which encroach into required Building Setbacks are prohibited.

Sewage Disposal System. ARC approval is required. Cesspools, septic tanks, or other non-central systems, other than recycling systems, are prohibited.

Shutters, Exterior. ARC approval is required for all modifications or additions to the home.

Siding. ARC approval is required.

Signs. See Flags, Flagpoles and Signs

Skylights and Sky Tubes. ARC approval is required.

Solar Energy Devices. ARC approval is required. Non-glare or non-reflective finishes are preferred. Installations being made for energy-efficient measures may be further defined by State or Federal regulations. Solar landscape ground level lighting does not require ARC approval.

Spas. See Hot Tubs.

Sprinkler Systems. See Irrigation Systems.

Statues. ARC approval is not required if they are installed in the rear yard, are a maximum height of four (4) feet; and are not visible from nearby Properties.

Storage Sheds. See Accessory Buildings.

Swamp Coolers (Evaporative). ARC approval is required. Installations being made for energy-efficient measures may be further defined by State or Federal regulations.

Swing Sets. See Play and Sports Equipment.

Television Antenna. See Antenna.

Temporary Structures. ARC approval is required. Tents, shacks, temporary structures, or temporary buildings are prohibited without the prior approval of the ARC, and except in unusual circumstances, such consent will not be given. Tents, freestanding awnings, or canopies for occasional use will not require ARC approval if left up for no longer than 72 hours within any seven-day period, and not placed in the front yard.

Trampolines. ARC approval of placement is required for portable trampolines with net installed in the back yard. Trampolines are not allowed in the front yard.

Trash Containers and Enclosures. Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse, or debris of any kind shall be deposited in closed garbage cans or sealed garbage bags and taken to the edge of the street for scheduled collection not earlier than 5 pm the evening before such collection is scheduled. Emptied cans shall be removed from the edge of the street as soon as possible following collection. Except when temporarily placed at the edge of the street for scheduled collection, all garbage cans and other refuse containers shall be located in a suitable storage area within the residence, so as not to be visible from neighboring Properties and streets.

Treehouses. ARC approval is required.

Tree Swings. See Play and Sports Equipment

Turf/Sod Maintenance Requirements. All landscaped turf areas must be kept regularly mowed (every 7 to 10 days from May through September), trimmed, edged, and kept weed-free at all times. Turf areas that show bare spots must either be re-seeded or re-sodded.

Underground Installations. ARC approval is required.

Utility Equipment. Installation of utilities or utility equipment requires ARC approval unless located underground or within an enclosed structure. Pipes, wires, poles, utility meters, and other utility facilities must be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure.

Walls—Retaining. ARC approval is required. Drainage cannot be altered due to the construction of a retaining wall.

Water Systems. ARC approval is required.

Weathervanes. ARC approval is required.

Wells. Not permitted.

Wind Energy Systems. ARC approval is required. Installations being made for energy-efficient measures may be further defined by State or Federal regulations.

Windows and Window Tinting. ARC approval is required unless the windows are being replaced with the exact style and color as previously installed and approved on the home. The use of muntin bars for all replacement windows is optional, but in all cases must be consistent with each side's exterior elevation. For instance, if the homeowner is replacing their windows in the front of the home only (the front elevation), then all the windows must have or not have the muntin bars. Any muntin design except for the standard checkerboard must first be submitted to the ARC. Any type of window material except for standard glass must first be approved by the ARC (glazed, opaque, glass blocks, etc.). For window tinting and window replacement applications, only non-glare or non-reflective tints will be considered. A sample of the material must be provided with the application for approval.

Window Well Covers. Window well covers which meet the following guidelines will be permitted without the need for ARC approval:

- a. Cover must be made of either clear plastic or metal and be flush with the window well.
- b. Cover shall not extend more than 3 inches beyond the edge of the window well and no more than 2 feet up on the foundation.
- c. All other types of window well covers must first be approved before installation.

Wood Storage. ARC approval is not required. Must be located in the back yard, adjacent to the house, must be neatly stacked, and must not be located so as to block any existing drainage pattern on the Lot.

Appendix A

PROVINCE CENTER HOMEOWNERS ASSOCIATION Architectural Request Form Please email submittal to designreview@pcms.net or mail to Professional Community Management Services (PCMS) 7208 So. Tucson Way, Suite 125 Centennial, CO 80112	<u>For Official Use Only</u> Date PCMS Checked In _____ Date PCMS sends to ARC _____
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Submit this form for items permanently affixed to the home, concrete work, landscaping, or that qualify as an accessory building. This form is not necessary for any type of movable gaming apparatus (i.e., basketball nets/boards).

Homeowner Name: _____

Address: _____ **Home Phone:** _____

Email Address: _____ **Mobile Phone:** _____

My request involves the following type of improvement:

_____ Painting	_____ Deck/Patio Slab	_____ Roofing	_____ Drive/Walk Addition
_____ Landscaping	_____ Patio Cover	_____ Room Addition	_____ Fencing
_____ Shed	_____ Other		

Planned Completion Date: _____

- I understand that I must receive approval of the HOA Architectural Review Committee (ARC) to proceed.
- I must comply with both Province Center HOA Community-Wide Standards and all Douglas County Building Codes.
- I agree to complete improvements within 6 months after receiving approval.
- I hereby authorize the ARC and PCMS or their agents to enter onto my property for exterior inspection at a mutually agreed upon time.

Douglas County Building Department website - <https://www.douglas.co.us/building-division/permits/>

Date: _____ **Homeowner Signature:** _____

Date: _____ **Paint Consultant Signature:** _____

Describe Improvement:

Please use additional pages to provide a diagram, measurements of project and distance of project from property lines.